

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Owner 1:	PIETRANTONI DAVID F			
Owner 2:	NARINSKY ANNA V			
Owner 3:				
Street 1:	6 HIGHLAND AVENUE UNIT 1			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:	PIETRANTONI DAVID F -		
Owner 2:	-		
Street 1:	6 HIGHLAND AVENUE UNIT 1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Brick Veneer Exterior and 2024 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes			
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7630												G6	1.						
Total AC/HA: 0.00000			Total SF/SM: 0			Parcel LUC: 102		Condo			Prime NB Desc:		CONDO						Total:				Spl Credit				Total:			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	785,000	2,800		787,800		260522
							GIS Ref
							GIS Ref
Total Card	0.000	785,000	2,800		787,800	Entered Lot Size	
Total Parcel	0.000	785,000	2,800		787,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	389.23	/Parcel:	389.2	Land Unit Type:	Insp Date
							08/16/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	773,400	2800	.		776,200	776,200	Year End Roll	12/18/2019
2019	102	FV	679,600	2800	.		682,400	682,400	Year End Roll	1/3/2019
2018	102	FV	601,700	2800	.		604,500	604,500	Year End Roll	12/20/2017
2017	102	FV	549,000	2800	.		551,800	551,800	Year End Roll	1/3/2017
2016	102	FV	549,000	2800	.		551,800	551,800	Year End	1/4/2016
2015	102	FV	483,200	2800	.		486,000	486,000	Year End Roll	12/11/2014
2014	102	FV	461,400	2800	.		464,200	464,200	Year End Roll	12/16/2013
2013	102	FV	461,400	2800	.		464,200	464,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	80815
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	RED		
View / Desir:			

Full Bath:	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict: G6	Fact: .
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	49.799999237
Name:	

RESIDENTIAL GRID													
1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 7		BRs: 3			Baths: 2			HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		7	3	
Totals				
1		7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		20 %
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.16877460
Const Adj.:	1.06928027
Adj \$ / SQ:	368.676
Other Features:	105000
Grade Factor:	1.10
NBHD Inf:	1.02999997
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	964409
Depreciation:	79380
Depreciated Total:	785029

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	417.71	
Special Features:	0	Val/Su Net:	387.85	
Final Total:	785000	Val/Su SzAd	387.85	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	2,800	Total Special Features:		Total:	2,800
---------	-------------------	-------	-------------------------	--	--------	-------

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	2,024	368.680	746,19	
Net Sketched Area:		2,024	Total:	746,19	
Size Ad	2024	Gross Are	2024	FinArea	2024

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9						
4						

IMAGE

AssessPro Patriot Properties, Inc

